



Southampton Town Board

116 Hampton Road
Southampton, NY 11968

ADOPTED

RESOLUTION 2007-1184

Meeting: 08/28/07 06:00 PM

Department: Town Attorney

Category: Local Laws

Prepared By: Joseph Burke

Initiator: Garrett Swenson

Sponsors: Supervisor Heaney, Councilman Nuzzi

DOC ID: 6438

Resolution of Adoption Deleting and Repealing Chapter 330, Article XIV (Seasonal Rentals), In Its Entirety and Creating a New Chapter 270 (Rental Properties) of the Code of the Town of Southampton

WHEREAS, the Town Board is deleting and repealing Chapter 330, Article XIV (Seasonal Rentals) in its entirety and creating a new Chapter 270 (Rental Properties) of the Code of the Town of Southampton; and

WHEREAS, public hearings were conducted on July 10, July 24, August 14, and August 28, 2007, at which time all persons either for or against deleting and repealing Chapter 330, Article XIV (Seasonal Rentals), in its entirety, and creating a new Chapter 270 (Rental Properties) of the Code of the Town of Southampton were heard; and

WHEREAS, the Department of Land Management has reviewed the provisions of New York State Environmental Quality Review Act (SEQRA) and Chapter 157 (Environmental Quality Review) of the Town Code and has advised the Town Board that this proposed amendment meets the criteria of an Unlisted Action; and

WHEREAS, the Town Board of the Town of Southampton proposes to undertake this action itself and is, therefore, assuming lead agency status; and

WHEREAS, the Town Board has conducted a review of the information contained in the Environmental Assessment Forms prepared by the Department of Land Management, and has considered their environmental analysis and recommendations; and

WHEREAS, the potential impacts and the magnitude and importance of potential impacts have been considered by the Town Board; now, therefore, be it

RESOLVED, that deleting and repealing Chapter 330, Article XIV (Seasonal Rentals), in its entirety, and creating a new Chapter 270 (Rental Properties) of the Code of the Town of Southampton, will not result in any large and important impacts, and therefore will not have a significant impact on the environment; and be it further

RESOLVED, that the Town Board hereby adopts a NEGATIVE DECLARATION pursuant to the State Environmental Quality Review Act and Chapter 157 of the Town Code; and be it further

RESOLVED, that Local Law No. 40 of 2007 is hereby adopted as follows:

LOCAL LAW NO. 40 OF 2007

A LOCAL LAW deleting and repealing Chapter 330, Article XIV, Seasonal Rentals in its entirety, and creating a new Chapter, Chapter 270 (Rental Properties), of the Code of the Town of Southampton.

BE IT ENACTED by the Town Board of the Town of Southampton as follows:

SECTION 1. Legislative Intent

The Town Board of the Town of Southampton has determined that there exists in the Town of Southampton serious conditions arising from the rental of non-owner occupied residential dwelling units that are (i) overcrowded and dangerous, (ii) in violation of various State and Town laws, (iii) inadequate in size to accommodate the number of occupants, and (iv) substandard. The Town Board recognizes that the renting and occupancy of such dwelling units pose a serious threat to the health, safety and welfare of the occupants and the neighbors. The Town Board further finds that the overcrowding and misuse of such rentals may have a negative impact on various taxing districts including school, fire and ambulance and creates potentially hazardous conditions for police, volunteer firefighters and Emergency Medical Services personnel, and Town Public Safety and Building officials. The Town Board further recognizes that the current Code provisions are inadequate to address and enforce such issues, as the Code only regulates and requires permits for seasonal rentals.

SECTION 2. Chapter 330, Article XIV, Seasonal Rentals is hereby deleted and repealed in its entirety.

SECTION 3. Chapter 270 (Rental Properties) of the Town Code of the Town of Southampton is hereby created as follows:

Chapter 270
Rental Properties

§270-1. Definitions.

As used in this Chapter, the following terms shall have the meanings indicated:

CHIEF BUILDING INSPECTOR-The Chief Building Inspector of the Town of Southampton or his designee.

DWELLING UNIT -As defined in §330-5.

FAMILY-

(1) One of the following:

(a) One (1), two (2) or three (3) persons occupying a dwelling unit; or

(b) Four (4) or more persons occupying a dwelling unit and living together as a traditional family or the functional equivalent of a traditional family.

(2) Evidence that four (4) or more persons living in a single dwelling unit who are not related by blood, marriage or legal custody shall create a rebuttable presumption that such persons do not constitute the functional equivalent of a traditional family.

(3) The foregoing presumption may be rebutted by submitting evidence to the Chief

Building Inspector that all of the following are present:

- (a) The group is one which in theory, size, appearance, structure and function resembles a traditional family unit;
 - (b) The occupants share the entire dwelling unit and live and cook together as a single housekeeping unit. A unit in which various occupants act as separate roomers is not deemed to be occupied by the functional equivalent of a traditional family;
 - (c) The group shares expenses for food, rent or ownership costs, utilities and other household expenses;
 - (d) The group is permanent and stable. Evidence for such permanency and stability may include:
 - (1) The presence of minor dependent children regularly residing in the household who are enrolled in local schools;
 - (2) Members of the household have the same address for purposes of voter registration, driver's license, motor vehicle registration and filing of taxes;
 - (3) Members of the household are employed in the area;
 - (4) The household has been living together as a unit for a year or more whether in the current dwelling unit or other dwelling units;
 - (5) There is common ownership of furniture and appliances among the members of the household; and
 - (6) The group is not transient or temporary in nature.
 - (e) Any other factor reasonably related to whether the group is the functional equivalent of a family.
- (4) An appeal from the Chief Building Inspector's determination may be taken to the Licensing Review Board, by written request, within thirty (30) days of such determination. The Licensing review Board shall hold a public hearing on such appeal within thirty (30) days after receipt of written notice of such appeal and, after such hearing, shall make written findings, and a decision either sustaining or reversing such determination within thirty (30) days after close of such public hearing.

IMMEDIATE FAMILY-The owner's spouse, children, parents, siblings, grandparents or grandchildren.

MANAGING AGENT-Any individual, business, partnership, firm, corporation, enterprise, trustee, company, industry, association, public entity or other legal entity responsible for the maintenance or operation of any rental property as defined within this Chapter.

OWNER-Any person, individual, association, entity or corporation whose name is listed as grantee on the last deed of record for the property, as recorded with the Suffolk County Clerk.

PERSON-Includes any individual, business, partnership, firm, corporation, enterprise, trustee, company, industry, association, public entity or other legal entity.

PUBLISH-Promulgation of an available rental property to the general public or to selected segments of the general public, in a newspaper, magazine, flyer, handbill, mailed circular, bulletin board, sign or electronic media.

RENT-A return, in money, property or other valuable consideration (including payout in kind or services or other thing of value), for the use and occupancy or the right to the use and occupancy of a rental property, whether or not a legal relationship of landlord and tenant exists between the owner and the occupant or occupants thereof.

RENEWAL RENTAL PERMIT-A permit which is to be issued to the owner of the rental property where such dwelling unit has been the subject of a rental permit continuously prior to the date of the application for the permit.

RENTAL PERMIT-A permit issued by the Chief Building Inspector issued to the owner to allow the use or occupancy of a rental property.

RENTAL PROPERTY-A dwelling unit which is occupied for habitation as a residence by persons, other than the owner or the owner's immediate family, and for which rent is received by the owner, directly or indirectly, in exchange for such residential occupation. For purposes of this Chapter, the term rental property shall mean all non-owner occupied single family residences, two-family residences, and townhouses, and shall exclude:

- (1) a dwelling unit lawfully and validly permitted as an accessory apartment in accordance with Article IIA of Chapter 330 of the Code of the Town of Southampton; or
- (2) properties used exclusively for non-residential commercial purposes in any zoning district; or
- (3) any legally operating commercial hotel/motel business or bed and breakfast establishment operating exclusively and catering to transient clientele, that is, customers who customarily reside at these establishments for short durations for the purpose of vacationing, travel, business, recreational activities, conventions, emergencies and other activities that are customary to a commercial hotel/motel business.

TENANT-An individual who leases, uses or occupies a rental property.

TRANSIENT-A rental period of twenty-nine days or less.

§270-2. Applicability; more restrictive provisions to prevail.

- A. Scope. This Chapter shall apply to all rental properties located within the unincorporated area of the Town, whether or not the use and occupancy thereof shall

be permitted under the applicable use regulations for the zoning district in which such rental property is located.

- B. Applicability. The provisions of this Chapter shall be deemed to supplement applicable state and local laws, ordinances, codes and regulations; and nothing in this Chapter shall be deemed to abolish, impair, supersede or replace existing remedies of the Town, county or state or existing requirements of any other applicable state or local laws, ordinances, codes or regulations. In case of conflict between any provision of this Chapter and any applicable state or local law, ordinance, code or regulation, the more restrictive or stringent provision or requirement shall prevail. The issuance of any permit or the filing of any form under this Chapter does not make legal any action or statement of facts that is otherwise illegal under any other applicable legislation.

§270-3. Rental Permit Required.

- A. Effective January 1, 2008, no owner shall cause, permit or allow the occupancy or use of a dwelling unit as a rental property without a valid rental permit.
- B. Effective January 1, 2008, no person shall occupy or otherwise use a dwelling unit as a rental property without a valid rental permit being issued for the dwelling unit.
- C. A rental permit issued under this Chapter shall only be issued to the owner(s) of the real property at issue.

§270-4. Term of Permits and Renewal.

- A. All permits issued pursuant to this Chapter shall be valid for a period of two years from the date of issuance.
- B. A renewal rental permit application signed by the owner shall be completed and filed with the Chief Building Inspector before the expiration of any valid rental permit. The renewal rental permit application shall contain the following:
1. An official copy of the prior valid rental permit;
 2. A signed and sworn affidavit by the owner affirming that the rental property fully complies with all of the provisions of the Code of the Town of Southampton, the New York State Uniform Fire Prevention and Building Code, that the structure has not been physically altered in any way, except in full conformance with a valid building permit.
- C. In the event of a change in tenancy occurring during a permit term, the owner shall notify the Chief Building Inspector in writing of the identity of the new tenants.

§270-5. Application for a Rental Permit.

- A. Where a dwelling unit is to be used as a rental property, an application for a rental permit shall be filed with the Chief Building Inspector before the term of the rental is to commence.

B. The application shall contain the following:

- (1) The name, date of birth, telephone number and address of the owner(s).
 - (i) Proof of the legal residence of each owner;
 - (ii) In the event that the owner of the rental property is a corporation, partnership, limited liability company, or other business entity, the name, proof of legal residence, and telephone number of each owner, officer, principal shareholder, partner and/or member of such business entity shall be provided;
 - (iii) A copy of the last deed of record for the rental property, as recorded with the Suffolk County Clerk, confirming the ownership of record of the rental property.
- (2) The name, address and telephone number of the managing agent, if applicable.
- (3) A writing, promulgated by the Office of the Town Attorney, executed by the owner(s) of the rental property, which designates the Town Clerk of the Town of Southamptton as agent for service for criminal and civil process pursuant to CPLR Rule 318. Every owner shall insure that the address for delivery of such process is current and shall advise the Town Clerk whenever the address is changed.
- (4) The location of the rental property, including the street address and the Suffolk County Tax Map parcel number.
- (5) The number of tenants intended to occupy the rental property.
- (6) The names of all tenants.
- (7) A copy of a contract with a carter providing for weekly pickup, at a minimum, of refuse and proof by letter from the carter indicating that full payment for the entire term of the rental has been made, or in the alternative, an affidavit from the owner acknowledging responsibility for refuse removal in a timely and efficient manner.
- (8) The period of the proposed occupancy.
- (9) A floor plan depicting the location and size of each conventional bedroom.
- (10) A copy of the Certificate of Occupancy or pre-existing Certificate of Occupancy for the rental property.
- (11) Written certification from a licensed architect or licensed engineer that states that the rental property fully complies with all of the provisions of the Code of the Town of Southamptton. The certification shall include, but not be limited to, the number of each bedroom, the square footage of each bedroom, and a description of every improvement indicated on the survey. In lieu of the provision of a

certification, an inspection may be conducted by the Chief Building Inspector.

- C. Such application shall be signed, sworn and notarized by the owner(s) of the premises and managing agent, if applicable.

§270-6. Review of Application; Issuance of Rental Permit.

The Chief Building Inspector shall review each application for completeness and accuracy and shall make an on-site inspection of the proposed rental property unless the owner has elected to provide a certification from a licensed architect or a licensed engineer pursuant to §270-5(C)(11). The Chief Building Inspector shall not issue a rental permit, unless the application includes all of the requisite information and documents enumerated in §270-5(B)(1)-(11). If satisfied that the proposed rental property fully complies with the New York State Uniform Fire Prevention and Building Code and the Code of the Town of Southampton and that such rental property would not create a nuisance to an adjoining nearby property, the Chief Building Inspector shall issue the permit or permits. No rental permit shall be issued if there are any violations of the New York State Uniform Fire Prevention and Building Code and the Town of Southampton in existence at the premises.

§270-7. Register of Permits.

It shall be the duty of the Chief Building Inspector to maintain a register of permits issued pursuant to this Chapter. Such register shall be kept by street address, showing the name and address of the permittee, the number of rooms in the rental property, and the date of expiration of the rental permit.

§270-8. Fees.

- A. A non-refundable biennial permit application fee, in the amount of two-hundred dollars (\$200.00), shall be paid upon the filing of an application for a rental permit or a renewal rental permit.
- B. The non-refundable biennial permit application fee shall be waived if the owner of a rental property leases for the entire rental term to low, moderate, or middle income households, and in such rental amounts as adopted by the Town Board through the annual resolution which updates the Rental Formula Multipliers for Units Reserved for Income Eligible Households pursuant to §216 of the Code of the Town of Southampton.
- C. The non-refundable biennial rental permit application fee shall be One Hundred Dollars (\$100.00) if the owner of a rental property qualifies for any of the following Real Property Tax Exemptions at his or her primary residence located in the Town of Southampton:
- (1) Enhanced Star;
 - (2) Veterans exemption; or
 - (3) Senior Citizen's exemption.

- D. The non-refundable biennial rental permit application fee shall be One Hundred Dollars (\$100.00) if the owner of a rental property submits a sworn affidavit affirming that the rental property will be leased to any active member of a volunteer fire department or ambulance corp. and/or is qualified for a Volunteer Firefighters and Ambulance Workers Real Property Tax Exemption.
- E. The non-refundable biennial rental permit application fee shall be One Hundred Fifty Dollars (\$150.00) if the owner of a rental property elects to provide a written certification from a licensed architect or licensed engineer that states that the rental property fully complies with all of the provisions of the Code of the Town of Southampton pursuant to §270-5(C)(11).
- F. The non-refundable biennial rental permit application fee shall be One Hundred Dollars (\$100.00) if the owner of a rental property submits a sworn affidavit affirming that the rental property will be leased to a senior citizen, as defined in §330-5 of the Town Code, or a qualified disabled person, as defined in §216-2 of the Town Code.
- G. If an owner of a rental property is found by any court of competent jurisdiction to have violated this Chapter, the non-refundable biennial rental permit application fee will be Five Hundred Dollars (\$500.00).

§270-9. Regulations.

- A. A rental property shall only be leased, occupied or used by a family.
- B. No rental property shall be occupied by more than the number of persons permitted to occupy the dwelling unit under §404 of the Property Maintenance Code of the New York State Uniform Fire Prevention and Building Code.
- C. A transient rental is prohibited.
- D. No more than two bedrooms shall be permitted in the basement of a rental property.
- E. The selling of shares to tenants where they obtain rights for use and/or occupancy in a dwelling for less than a month shall be prohibited.
- F. The leasing, occupancy or use by a tenant of less than the entire rental property is prohibited.
- G. The owner(s) and tenant(s) shall ensure that all applicable parking regulations provided for in the Code of the Town of Southampton, are satisfied.
- H. A rental property shall only be occupied or otherwise utilized in accordance with the Certificate of Occupancy issued for the dwelling unit.
- I. The owner(s) and tenant(s) shall ensure that all property maintenance regulations provided for in §261 of the Code of the Town of Southampton, are satisfied.

- J. Dumpsters shall be prohibited in the required front yard and right of way. The Chief Building Inspector is authorized to promulgate additional site-specific conditions associated with dumpsters, screening facilities, and off-street parking requirements for rental properties regulated under this Chapter. Any such conditions shall be in writing and attached to the Rental Permit.

§270-10. Inspections.

The Chief Building Inspector and Town personnel who are engaged in the enforcement of the provisions of this Chapter are authorized to make or cause to be made inspections to determine the condition of rental properties to safeguard the health, safety, and welfare of the public. The Chief Building Inspector and Town personnel who are engaged in the enforcement of the provisions of this Chapter are authorized to enter upon any rental property, with the consent of the owner or managing agent if the rental property is unoccupied or upon consent of the occupant if the rental property is occupied.

§270-11. Application for search warrant authorized.

The Chief Building Inspector and Town personnel who are engaged in the enforcement of the provisions of this Chapter are authorized to make application for the issuance of a search warrant in order to conduct an inspection of any rental property where the owner or tenant refuses or fails to allow an inspection of its premises and where there is reasonable cause to believe that a violation of this Chapter has occurred. The application for a search warrant shall in all respects comply with the applicable laws of the State of New York.

§270-12. Revocation of Permit.

- A. The Chief Building Inspector shall revoke a rental permit when he or she finds that the permit holder has caused, permitted or allowed to exist and remain upon the rental property a violation of any provision of the Code of the Town of Southampton for a period of fourteen (14) days or more after written notice has been given to the permit holder, managing agent, or tenant of such rental property.
- B. An appeal from such revocation may be taken by the permit holder to the Licensing Review Board, by written request, made within thirty (30) days from the date of such revocation. The Licensing Review Board shall hold a public hearing on such appeal within thirty (30) days after receipt of written notice of such appeal and, after such hearing, shall make written findings, and a decision either sustaining such permit revocation or reinstating such permit within thirty (30) days after close of such public hearing.

§270-13. Collection of Rent.

The following shall be conditions precedent to the collection of rent for the use and occupancy of a rental property:

- A. The existence of a valid rental permit for the rental property.
- B. The tendering of a written receipt in exchange for any rent payment offered in cash.

§270-14. Presumptive evidence dwelling unit is being used as a rental property.

A. The presence or existence of any of the following shall create a presumption that a dwelling unit is being used as a rental property:

(1) The property is occupied by someone other than the owner or his/her immediate family;

(2) Voter registration, motor vehicle registration, a driver's license, or any other document filed with a public or private entity which states that the owner of the rental property resides at an address other than the rental property;

(3) Utilities, cable, phone or other services are in place or requested to be installed or used at the premises in the name of someone other than the record owner;

(4) Persons residing in the dwelling unit represent that they pay rent to occupy the premises;

(5) A dwelling unit which has been published as being available for rent;

(6) Any two of the features enumerated in §270-15 exist at the dwelling unit.

B. The foregoing may be rebutted by evidence presented to the Chief Building Inspector or any court of competent jurisdiction.

§270-15. Presumptive evidence of multi-family occupancy.

A. It shall be presumed that a single or one-family dwelling unit is occupied by more than one family if any two or more of the following features are found to exist on the premises:

(1) More than one mailbox, mail slot or post office address;

(2) More than one gas meter;

(3) More than one electric meter annexed to the exterior of the premises;

(4) More than one doorbell or doorway on the same side of the dwelling unit;

(5) More than one connecting line for cable television service;

(6) More than one antenna, satellite dish, or related receiving equipment;

(7) There are three or more motor vehicles registered to the dwelling and each vehicle owner has a different surname;

(8) There are more than three waste receptacles, cans, containers, bags or boxes containing waste from the premises placed for pickup at least twice during a weekly garbage pickup area;

- (9) There are separate entrances for segregated parts of the dwelling;
 - (10) There are partitions or internal doors which may serve to bar access between segregated portions of the dwelling, including but not limited to bedrooms;
 - (11) There exists a separate written or oral lease or rental arrangement, payment or agreement for portions of the dwelling among the owner and/or occupants and/or persons in possession thereof;
 - (12) Any occupant or person in possession thereof does not have unimpeded and/or lawful access to all parts of the dwelling unit;
 - (13) Two or more kitchens each containing one or more of the following: a range, oven, hotplate, microwave or other similar device customarily used for cooking or preparation of food and/or a refrigerator;
 - (14) There are bedrooms that are separately locked.
- B. If any two or more of the features set forth in Subsection A(1) through (13) are found to exist on the premises by the Chief Building Inspector or Town personnel engaged in the enforcement of the provisions of this Chapter, a verified statement will be requested from the owner of the dwelling unit by the Chief Building Inspector that the dwelling unit is in compliance with all of the provisions of the Code of the Town of Southampton, the laws and sanitary and housing regulations of the County of Suffolk and the laws of the State of New York. If the owner fails to submit such verified statement in writing to the Chief Building Inspector within ten (10) days of such request, such shall be deemed a violation of this Chapter.

§270-16. Presumptive evidence of owner's residence.

- A. It shall be presumed that an owner of a rental property does not reside within said rental property if any of the following sets forth an address other than that of the rental property:
- (1) Voter Registration;
 - (2) Motor vehicle registration;
 - (3) Driver's license; or
 - (4) Any other document filed with a public or private entity.
- B. The foregoing may be rebutted by evidence presented to the Chief Building Inspector or any court of competent jurisdiction.

§270-17. Presumptive evidence of over-occupancy.

- A. It shall be presumed that a bedroom is over-occupied if more than two mattresses exist in a bedroom.

- B. The foregoing may be rebutted by evidence presented to the Chief Building Inspector or any court of competent jurisdiction.

§270-18. General applicability of presumptions.

The presumptions set forth in §270-14, §270-15, §270-16, and §270-17 subject to the limitations contained therein, shall also be applicable to the enforcement and the prosecution of building and zoning Town Code violations.

§270-19. Penalties.

- A. A violation of this Chapter by the owner(s) and/or tenant(s) is hereby declared to be an offense punishable by a fine not less than \$1,500 nor more than \$8,000 or imprisonment for a period not to exceed six months, or both, for a conviction of a first offense. For conviction of a second or subsequent offense, within 18 months, a fine not less than \$3,000 nor more than \$15,000 or imprisonment not to exceed a period of six months, or both. However, for the purpose of conferring jurisdiction upon courts and judicial officers in general, violations of this Chapter shall be deemed misdemeanors, and, for such purpose only, all provisions of law relating to misdemeanors shall apply. Each day's continued violation shall constitute a separate additional violation.
- B. Additionally, in lieu of imposing the fine authorized in §270-19(A), in accordance with Penal Law §80.05(5), the court may sentence the defendant(s) to pay an amount, fixed by the court, not exceeding double the amount of the rent collected over the term of the occupancy.
- C. The Court may dismiss the violation or reduce the minimum fine imposed where it finds that the defendant had cooperated with the Town of Southampton in the investigation and prosecution of a violation of this Chapter. Factors which the Court may consider include, but are not limited to, a report from the Office of the Town Attorney confirming that the defendant did in fact cooperate and whether
- (1) The defendant reported the violation(s) to the Town of Southampton;
 - (2) The defendant assisted the Town of Southampton in investigating and prosecuting the violation(s);
 - (3) The defendant provided access to the rental property;
 - (4) The defendant promptly pursued his/her/its own rights under the lease to remedy the violation or adequately pursued an eviction proceeding;
 - (5) All violations existing at the rental property have been promptly remediated.
- D. Where authorized by a duly adopted resolution of the Town Board, the Town Attorney may bring and maintain a civil proceeding, in the name of the Town, in the Supreme Court, to permanently enjoin the person or persons conducting, maintaining or permitting said violation. The owner and tenants of the residence wherein the violation is conducted, maintained or permitted may be made defendants in the action.

- (1) If a finding is made by a court of competent jurisdiction that the defendants or any of them has caused, permitted, or allowed a violation of this Chapter, a penalty to be jointly and severally included in the judgment may be awarded at the discretion of the court in an amount not to exceed \$1,000 for each day it is found that the defendants or any one of them individually caused, permitted or allowed the violation. Upon recovery, such penalty shall be paid into the Town Attorney's Enforcement Fund.

SECTION 4. Authority.

The Town Board may enact this local law in order to protect the health, safety and welfare of its residents pursuant to New York State Constitution, §10 of the Municipal Home Rule Law and §130 of Town Law.

SECTION 5. Severability.

If any section or subdivision, paragraph, clause, phrase of this law shall be adjudged invalid or held unconstitutional by any court of competent jurisdiction, any judgment made thereby shall not affect the validity of this law as a whole or any part thereof other than the part or provision so adjudged to be invalid or unconstitutional.

SECTION 6. Effective Date.

This Local Law shall take effect upon its filing with the Secretary of State, pursuant to Municipal Home Rule Law.

and be it further

RESOLVED, that the Town Clerk is directed to publish the following Notice of Adoption:

NOTICE OF ADOPTION

PLEASE TAKE NOTICE that after public hearings were held by the Town Board of the Town of Southampton on July 10, July 24, August 14, and August 28, 2007, the Town Board, at their meeting of August 28, 2007, adopted LOCAL LAW NO. 40 OF 2007 as follows: "A LOCAL LAW deleting and repealing Chapter 330, Article XIV (Seasonal Rentals), in its entirety, and creating a new Chapter 270 (Rental Properties) of the Code of the Town of Southampton."

Copies of the local law, sponsored by Supervisor Patrick A. Heaney and Councilman Christopher R. Nuzzi, are on file in the Town Clerk's Office, Monday through Friday, from 8:30 a.m. to 4:00 p.m.

BY ORDER OF THE TOWN BOARD
TOWN OF SOUTHAMPTON, NEW YORK
SUNDY A. SCHERMEYER, TOWN CLERK

Financial Impact

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Chris Nuzzi, Councilman
SECONDER:	Patrick Heaney, Supervisor
AYES:	Heaney, Graboski, Kabot, Kenny, Nuzzi